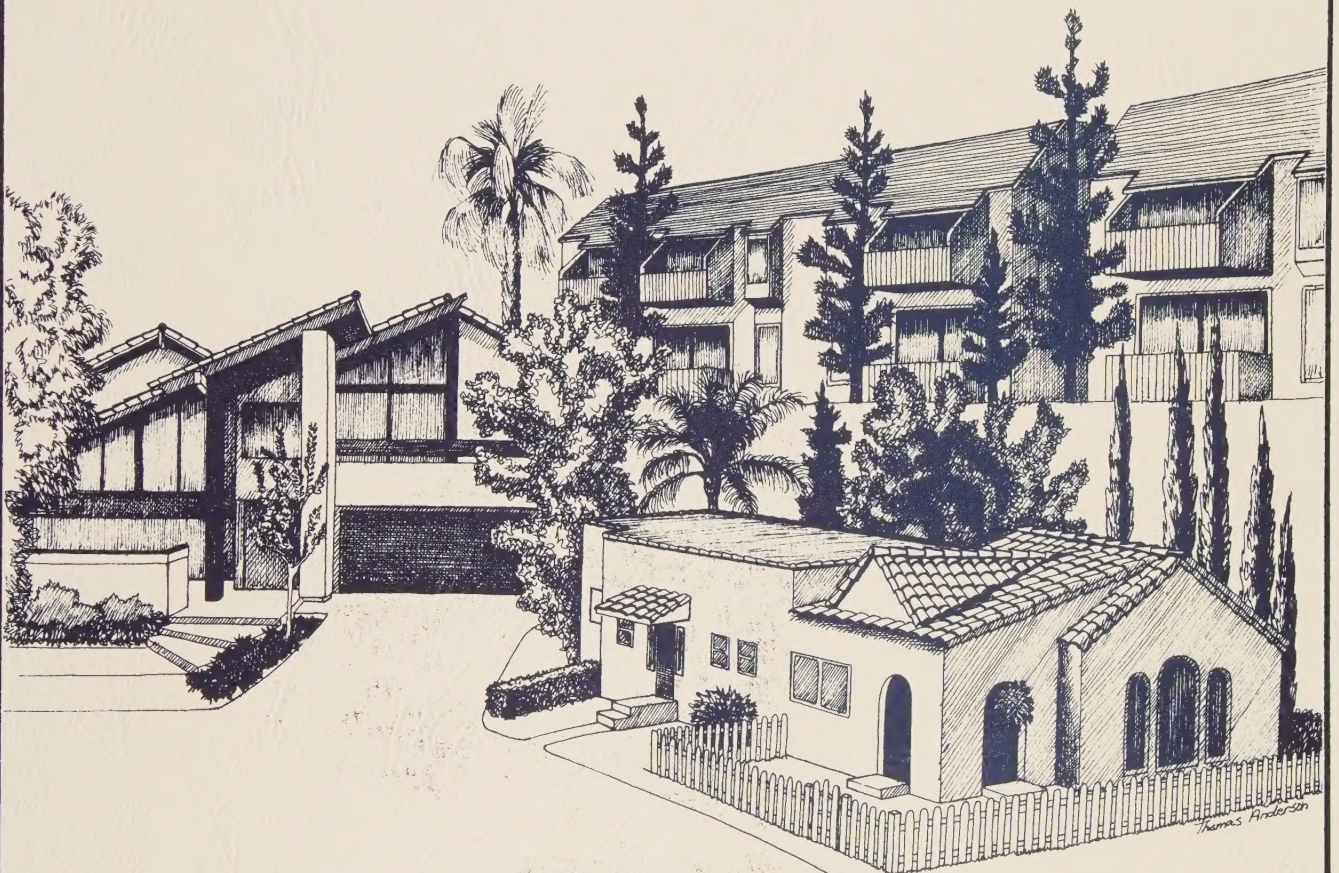


HOUSING ELEMENT AMENDMENT GENERAL PLAN 1985


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CITY OF CYPRESS



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HOUSING ELEMENT AMENDMENT

OF THE

GENERAL PLAN

1985

Prepared by

Mary H. Venables, Assistant Planner
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I N T R O D U C T I O N

INTRODUCTION

PURPOSE AND INTENT

The purpose of the Housing Element of the General Plan of the City of Cypress is to serve as a strategic policy guide to meeting the housing needs of the community. It is the intent of the Element to develop goals, objectives and programs to meet certain quantifiable needs described herein. It is further the intent of this document to comply with the California Government Code Article 10.6, Sections 65580-65589.5.

The 1985 amendment provides for a five-year planning period from 1983 to 1988. The Cypress Housing Element Amendment will reconsider the needs assessment and update the strategy and programs. It is anticipated that the Housing Element will be reviewed for currency once each year and amended in its entirety within four years or 1988.

BACKGROUND

The 1981 Housing Element was prepared in conformance with the 1977 State guidelines and was adopted in July, 1981. It identified a number of housing issues, including:

- High regional growth trends,
- High land values,
- High construction and financing cost,
- Low vacancy factor,
- Lack of available sites and vacant land,
- High rents.

The issues, as will be shown by the updated needs assessment in this document, have not changed substantially since the previous analysis.

E X E C U T I V E S U M M A R Y

EXECUTIVE SUMMARY

° NEEDS ASSESSMENT SUMMARY

The basic implementation strategy for a fully developed city with limited potential for new residential development is to concentrate on the existing housing supply and the recycling of specific land area for new housing construction. The following areas of need have been recognized.

NEW HOUSING NEEDS

The Cypress Housing Element identifies housing needs consistent with those identified by the Southern California Association of Governments (SCAG). The Regional Housing Allocation Model (RHAM) establishes the number of housing units needed to accommodate the projected population over five years. A total of 1,167 housing units are determined to be necessary from 1983 to 1988.

REHABILITATION OF EXISTING HOUSING

In addition to new household formations, the Housing Element specifies 131 housing units in need of rehabilitation, and 27 housing units in need of replacement in Cypress.

HOUSING ASSISTANCE NEEDS

Cypress will continue to conserve all existing affordable housing units established as well as support continued involvement in the housing assistance payment program for those 1,476 families expending over 30% of their income for housing.

◦ GOALS AND POLICIES

The basic housing goals and policies of Cypress have not changed substantially since the adoption of the 1981 Housing Element.

The four goal areas and associated policy objectives are identified and presented as follows:

GOAL AREA I: HOUSING OPPORTUNITY FOR ALL ECONOMIC SEGMENTS

The City must provide housing to accommodate the needs of all economic segments of the community by protecting the neighborhoods from incursions of incompatible land uses, upgrading and maintaining community support facilities, and keeping development and building code requirements high while encouraging the achievement of Goal Area No. II, Housing Site Concerns.

GOAL STATEMENTS

- A. A balanced housing stock that offers a wide range of housing types and sizes, with housing opportunities for all economic segments of the population.
- B. Equal opportunity of choice throughout the housing market area for all residents regardless of race, creed, national origin or ethnic group affiliation.

POLICY OBJECTIVES

- 1. To promote opportunity for all segments of the population to obtain decent housing and a suitable living environment within the City.
- 2. To foster the utilization of the existing housing stock to satisfy the housing needs of all economic segments.
- 3. To strive for the most suitable balance of housing types and ownership characteristics in order to maximize neighborhood stability while providing a wide variety of housing choices and opportunities.
- 4. To assure access to housing regardless of race, religion, ethnicity, sex and age by assisting efforts of nonprofit organizations to combat housing discrimination.
- 5. To maximize the opportunities to support and participate in programs which would assist households in need of monetary housing assistance or housing rehabilitation funds.

GOAL AREA II: HOUSING SITE CONCERNS

Considering the lack of vacant land, in order to provide for the housing needs of specific groups such as the elderly, or other low income households, the City will need to rely on rental subsidy programs for existing housing and may pursue a small scale infill housing approach to meet the needs of specialized groups. Such infill developments, using techniques such as Planned Residential Development which include higher residential densities on recycled land, will be the option for the future. Funding of such specialized small scale infill housing would be pursued through various subsidy programs for new construction and rental housing.

GOAL STATEMENTS

- A. A housing stock that is located to most adequately meet the economic, social and transportation needs of all residents.
- B. The development of housing in locations that best utilize the City's existing community facilities and infrastructure that are compatible with the surrounding neighborhood and land uses and that avoid environmental hazard and detrimental influences on the adjacent neighborhood, community and region as a whole.
- C. The maintenance of optimum residential environmental quality levels with respect to recreation, air, water, noise, public safety and convenience.

POLICY OBJECTIVES

- 1. To encourage residential construction in areas which will be adequately served by public services and facilities in accordance with local plans and programs.
- 2. To require that all new housing development be evaluated with respect to other elements of the General Plan, City Codes and specific area plans and any additional items or requirements of the California Environmental Quality Act.
- 3. To develop and apply density and locational standards and guidelines which will help to ensure site suitability for the particular development as well as determine total population and residential density.
- 4. To ensure compatibility of all new development with adjacent existing development in order to enhance rather than detract from the City's housing environment.

GOAL AREA III: COORDINATION AND COOPERATION

The City of Cypress is a dynamic metropolitan environment and shares many of the problems of surrounding cities. The government and nongovernmental constraints offer both challenges and opportunities to meet the housing goals and objectives. Many of the problems, data bases, funding sources and administration of housing related programs are undertaken by other agencies and levels of government on behalf of the City. It is fitting that coordination and cooperation is considered a major goal area.

GOAL STATEMENTS

- A. The coordination of the City's housing and community development program with Federal, State and County governments, private sector and citizen groups to ensure that adequate housing is made available to all residents.
- B. Maximize the coordination of the plans, programs and policies of all City departments in order to create a planned City-wide residential development program.

POLICY OBJECTIVES

- 1. To encourage the reduction in potential conflicts between landlords and tenants.
- 2. To encourage information distribution concerning housing rehabilitation, home financing, permit processing and building techniques to help maintain the high quality of existing housing stock and assure neighborhood viability and stability.
- 3. To develop and make available housing data, including figures on existing affordable housing stock, housing needs and housing production.
- 4. To submit comments on Federal, State and County housing programs and transmit these to the appropriate agencies.
- 5. To encourage and provide opportunities for citizen participation by neighborhood residents.
- 6. Compatible with evaluation of environmental concerns, to provide for an expeditious building permit process so that unnecessary delays and uncertainty do not needlessly reduce housing production or raise the cost of housing.

GOAL AREA IV: HOUSING STOCK AND NEIGHBORHOOD ENVIRONMENT

It becomes clear that the City needs to retain its present residential quality and stability. There is a need to promote homeownership and to assist homeowners in the maintenance and repair of their homes. The City will need to look to programs and activities aimed at neighborhood conservation, enhancement and, where necessary, rehabilitation. In some instances, the City will put more emphasis on providing better facilities or services as an incentive for private investment pride and maintenance within each neighborhood.

GOAL STATEMENTS

- A. The maintenance of sound and viable residential neighborhoods in decent, safe and sanitary conditions.
- B. The elimination of substandard dwelling units in the housing stock.
- C. The encouragement of a high level of maintenance and upkeep of the housing stock.
- D. The maintenance of a high level of public services and facilities for all households.

POLICY OBJECTIVES

- 1. To continue to pursue a rehabilitation program for substandard dwelling units.
- 2. To administer and maintain necessary regulations and enforcement procedures previously established to ensure the proper maintenance of all residential dwelling units.
- 3. To encourage and participate in the conservation, physical improvement and environmental enhancement of the City's existing neighborhoods.
- 4. To encourage housing providers to use elements of land use and structure design which add to the safety and security of residential environments.
- 5. To participate in appropriate Federal and State grant programs in order to stimulate rehabilitation and preserve the desirable residential character of the community.
- 6. To encourage the design and construction of new homes and rehabilitated housing to be built in accordance with energy saving criteria.

° PROGRAM SUMMARY AND STATUS

The City of Cypress has developed a number of housing programs designed to improve the quality and/or quantity of the housing stock. The housing programs are divided into two types: "Action" and "Study." "Action" programs are designed to meet short-range housing problems and are either established or scheduled to be implemented to the extent practicable and feasible within a two to five-year period. "Study" programs are to be examined and moved to "Action" programs within a five-year period, if and when the need is substantiated. Shown on the following page is a summary of "Action" and "Study" programs which address the City's housing issues, concerns and needs.

PROGRAM SUMMARY

PROGRAM NAME	RELATED GOAL	PROGRAM TYPE	SOURCES OF FUNDING	RESPONSIBLE AGENCY	TIME FOR IMPLEMENTATION
Multifamily Mortgage Revenue Bonds	Goal Area I Housing Opportunity for all Economic Segments	Action	County of Orange Mortgage Revenue Bond Pool	County of Orange Bond Capital Financing Program	Ongoing
Single-Family Mortgage Revenue Bonds	Goal Area I Housing Opportunity for all Economic Segments	Study	County of Orange Mortgage Revenue Bond Pool	County of Orange Bond Capital Financing Program	Study in progress
Section 8 Existing Rental Supplement Program	Goal Area I Housing Opportunity for all Economic Segments	Action	Federal Dept. of Housing & Urban Development (HUD)	Orange County Housing Authority	Ongoing
Housing Discrimination	Goal Area I Housing Opportunity for all Economic Segments	Action	Community Development Block Grant (CDBG) Funds Administered by County of Orange	Orange County Fair Housing Council	Ongoing
Article 34 Referendum	Goal Area I Housing Opportunity for all Economic Segments	Study	City of Cypress General Fund	City of Cypress Community Development Department	Study in progress
Small Scale Infill Housing/ Special Needs	Goal Area II Housing Site Concerns	Study	CDBG Funds Section 8 (HUD) Section 202 (HUD)	City of Cypress Community Development Department	Study in progress
Redevelopment	Goal Area II Housing Site Concerns	Action	Tax Increments	Cypress Redevelopment Agency	Ongoing
Density Bonus/ Incentive Program	Goal Area II Housing Site Concerns	Action	City of Cypress General Fund	City of Cypress Community Development Department	Ongoing
Site Acquisition	Goal Area II Housing Site Concerns	Action	HUD CDBG Funds Administered by County of Orange	City of Cypress Community Development Department	Ongoing
Processing of Building Permits and Review Time by City	Goal Area III Coordination and Cooperation	Action	City of Cypress General Fund	City of Cypress Community Development, Building and Engineering Departments	Ongoing
Building Code Review and Revision	Goal Area III Coordination and Cooperation	Action	City of Cypress General Fund	City of Cypress Building Department	Ongoing
Ongoing Comprehensive General Plan Program	Goal Area III Coordination and Cooperation	Action	City of Cypress General Fund	City of Cypress Community Development Department	Ongoing
Housing Information Data Collection and Dispersal	Goal Area III Coordination and Cooperation	Action	City of Cypress General Fund	City of Cypress Community Development Department	Ongoing
Systematic Code Enforcement	Goal Area IV Housing Stock & Neighborhood Environment	Action	City of Cypress General Fund	City of Cypress Community Development Department	Ongoing
Community Improvement Program	Goal Area IV Housing Stock & Neighborhood Environment	Action	HUD CDBG Funds City of Cypress General Fund	County of Orange Rehabilitation Division City of Cypress Community Development Dept.	Ongoing
Public Facilities and Improvements	Goal Area IV Housing Stock & Neighborhood Environment	Action	HUD CDBG Funds Administered by County of Orange	City of Cypress Community Development and Public Works Depts. County of Orange	Ongoing
Replacement Housing	Goal Area IV Housing Stock & Neighborhood Environment	Action	HUD CDBG Funds Administered by County of Orange	County of Orange Rehabilitation Division	Ongoing
Housing Rehabilitation Assistance	Goal Area IV Housing Stock & Neighborhood Environment	Action	HUD CDBG Funds Administered by County of Orange	County of Orange Rehabilitation Division	Ongoing

A review of the status of programs identified in the 1981 Housing Element assists in evaluating the success of the past document as well as providing guidance for the development of new programs.

Two major "Action" programs identified in the 1981 Housing Element have been completed. Both of the programs were extremely successful.

Through the Mortgage Revenue Bond Program, the City of Cypress issued \$25,000,000 in mortgage revenue bonds. The program made homeownership affordable for 275 moderate income families.

The Affordable Residential Housing Project was initiated in 1978 through a joint effort by the City of Cypress, Orange County Housing Authority and the County of Orange Housing and Community Development Department. The program resulted in the construction of Shady Glen which provided rental housing for sixty families of low and moderate incomes. The project was completed in March, 1982.

There were two "Study" programs which became active and completed since the adoption of the 1981 Housing Element.

The City of Cypress amended the Zoning Ordinance to require a conditional use permit for projects requesting conversions to condominiums consistent with the Condominium Conversion Program.

Manufactured homes in Single-Family Residential Zones was another program which has been accomplished. As required by State law, cities must provide for manufactured housing in residential zones. Cypress amended the Zoning Ordinance on November 22, 1982 to allow manufactured housing in all residential zones.

Two programs listed in the 1981 Housing Element have been moved from "Study" programs to "Action" programs. These programs are listed below:

- Redevelopment,
- Community Improvement Program.

N E E D S A S S E S S M E N T

NEEDS ASSESSMENT

COMMUNITY PROFILE

The City of Cypress is located in northeastern Orange County. Having undergone an active growth period in the 70's, the community is substantially comprised of single-family residential neighborhoods. Cypress shares many of the problems and characteristics of the Southern California region being an attractive place to work and live. A typical problem of the region stems from the inability of employment growth and housing construction to keep up with the demand for housing. With undeveloped land now so scarce in Orange County coupled with the current high interest rates and high construction costs, home ownership has been priced out of reach of many families. The decline of the construction of rental housing has resulted in limited availability of rental units and increasing rental rates.

POPULATION CHARACTERISTICS

The population of the City of Cypress is estimated at 42,233 as of January 1, 1983 by the State of California Department of Finance. This figure represents an increase of 322 persons from the 1980 U.S. Census figure of 41,911 persons. Thus, the population grew by approximately 0.77% between 1980 and 1983 or 0.26% per year.

The Crescent/Walker Island annexation which occurred in 1982 increased the population of Cypress by approximately 1,520 persons. The annexation area has been included in all 1980 Census data presented herein.

The 1980 Census reports 36% of the City's residents to be under 20 years of age, 60% within the 20 to 64 year age bracket and 4% of the population 65 years of age or older. A comparison of the 1976 age distribution of Cypress indicates a trend toward a decline in school age children and an increasing number of elderly. In 1976, 41.2% of the population was under 20 years of age and has declined 5% between 1976 and 1980. Only 2.5% of the population in 1975 was 65 years or older which reflects an increase of 1.4% by 1980. The median age of the Cypress resident in 1980 was 28.8 years of age.

ETHNICITY

The 1980 count by the Bureau of the Census reported 87% of the population as White, 1.27% Black, 0.78% American Indian, Eskimo and Aleut, and 6.75% Asian and Pacific Islander.

Although the U.S. Census data does not identify Spanish as a race, it does report 11.33% of the Cypress population to be of Spanish origin. The Census Bureau reports that persons of Spanish origin identify themselves as either "White" or "other race." The following tables illustrate basic characteristics of the Cypress population:

TABLE 1

CYPRESS POPULATION CHARACTERISTICS*

	<u>1980</u>	<u>1983</u>	<u>Change</u>
Total Population	41,911	42,233	0.77%
Population in Household	41,792	42,112	0.77%
Population in Group Quarters	119	121	1.68%
Number of Households	13,167	13,312	1.10%
Persons per Household	3.17	3.16	0.32%

* 1976 Population Characteristics Unavailable

TABLE 2

CYPRESS POPULATION BY AGE

	<u>1976</u>	<u>1980</u>	<u>Change</u>
0 to 19 years	16,616	15,289	8.00%
20 to 64 years	22,406	25,978	11.48%
65 and older	993	1,644	65.56%

TABLE 3

CYPRESS HOUSEHOLD ETHNIC DISTRIBUTION

	<u>1976</u>	<u>1980</u>	<u>Change</u>
Total Households	11,918	13,167	10.48%
White	10,465	12,534	19.77%
Black	104	171	64.42%
Indian, Eskimo, Aleut	99	133	34.34%
Asian and Pacific Islander	426	747	75.35%
Other	821	549	33.13%

Sources Tables 1, 2 and 3: 1976 Special State Census

1980 U.S. Census

State of California, Department
of Finance

POPULATION GROWTH

The following table shows the expected population of Cypress, assuming the average household size continues to remain at 3.16 by 1988. The 1988 figures are based upon the SCAG RHAM, 1983.

TABLE 4
CYPRESS POPULATION PROJECTIONS

<u>Year</u>	<u>Population in Household</u>	<u>Population in Group Quarters</u>	<u>Total Population</u>	<u>Increase</u>
1980	41,792	119	41,911	N/A
1983	42,112	121	42,233	0.77%
1988	44,594	124	44,718	6.70%

Source: State of California, Department of Finance
SCAG RHAM

EMPLOYMENT

Employment status of Cypress residents for 1976 and 1980 is presented in Table 5. As shown, growth has been active with an overall rate of increase of 7% per year between 1976 and 1980.

The 1980 Census also reported that 66% of Cypress' families have two or more working members. This is substantially higher than the region, state or nation. It is estimated that this trend will continue and intensify on through the rest of the decade. The resulting increase in the Cypress labor force available for local employment assists in mitigating the housing shortage and high cost of providing new units for the rapidly expanding labor force.

TABLE 5
CYPRESS LABOR FORCE STATUS - 1976, 1980

	<u>1976</u>	<u>1980</u>	<u>Change</u>
Total Work Force	17,405	22,404	29.00%
Employed, Civilian	16,351	21,558	31.20%
Unemployed	1,054	846	-2.38%

Source: 1976 Special State Census
1980 U.S. Census

The Cypress Business Park located in the southern portion of the City began its current rate of development in 1979. Construction has continued at a steady pace to the present level of 28% of the total Business Park completed. The Cypress Business Park tends to attract large research and development corporations, offices and corporate headquarters; however, a mix of commercial and general retail is encouraged. It is estimated that the entire Business Park will be built out by the year 2000.

Presented below in Table 6 is a list of major employers in Cypress. The largest employer in the City is Cypress College with 650 employees at present. Other major employers include Los Alamitos Race Track, Yamaha Motor Corporation and McAuto Headquarters. Eight of the twelve major employers are located within the Cypress Business Park and it is anticipated that future development of the Business Park will yield additional major employers in Cypress.

TABLE 6
MAJOR EMPLOYERS IN CYPRESS

<u>Company</u>	<u>No. of Employees</u>
Cypress College	650
Los Alamitos Race Track	550
McAuto Headquarters	500
Yamaha Motor Corporation	500
Panasonic Technics Corporation	443
Varec Electronics	350
Mervyn's Department Store	250
Genisco Memory Products	163
Fiat/Lancia	100
Jean-Ellen Manufacturing	50
Kierulff Electronics (Proposed)	200 approximately
Mitsubishi Electric (Proposed)	200 approximately
Target Store (Proposed)	200 approximately

Source: City of Cypress Planning Department

The 1980 Census identifies employment in the following industries:

TABLE 7
CYPRESS' EMPLOYMENT BY INDUSTRY, 1980

		<u>%</u>
Agriculture, Forestry, Fishing & Mining	305	1.4
Construction	1,211	5.6
Manufacturing	5,621	26.0
Transportation	902	4.1
Communications and Public Utilities	635	3.0
Wholesale Trade	1,121	5.2
Retail Trade	3,792	17.6
Finance, Insurance and Real Estate	1,258	5.8
Business and Repair Services	1,002	4.7
Personal, Entertainment and Recreation	894	4.2
Professional and Related Services	3,981	18.5
Public Administration	<u>836</u>	<u>3.9</u>
Total	21,558	100.0

Source: 1980 U.S. Census

As is evident from the chart, the majority of workers (26%) are employed by the manufacturing industry. Employment in the areas of professional and related services and retail trade account for 18.5% and 17.6% of the labor force respectively. It is anticipated that this trend will continue with an increase in the percentage of workers employed in the professional services and retail trade area due to the influx of these types of businesses locating in the Cypress Business Park and surrounding area. This trend will be accelerating as the nation continues to move to a service-oriented economy.

EMPLOYMENT PROJECTIONS

The SCAG 1983 City Employment Growth Forecast lists Cypress as the city with the highest growth rate in the SCAG Region (287%). The study indicates that the actual number of jobs provided within the jurisdiction of Cypress in 1980 was 7,100. This number is estimated to increase to 27,500 jobs provided by the year 2000. This dramatic increase can be attributed to the development of the Cypress Business Park and the number of jobs anticipated to be generated by the area.

HOUSEHOLD CHARACTERISTICS AND SPECIAL NEEDS

The U.S. Census determined that Cypress Contained 13,167 households (occupied housing units) in 1980. Although the majority (69%) of households contained married couples, there were a considerable number of single person households (13%), single adult family households (14%) and unrelated person households (4%).

A closer examination reveals that 79% of the households containing only one adult head of household are comprised of female adults. This group typically displays a need for housing assistance due to the demand for day care services displayed and lower wages earned, and should therefore be identified as a special needs group.

Another group of residents which require special consideration is that of the elderly. The 1980 Census reported 1,644 persons 65 years of age and older. A total of 1,414 households or approximately 11% contain an elderly head of household. Within this group 60% are living in family households, 20% live in unrelated households and 20% are living alone. As is evident in Table 2, the 65 or older age group experienced the greatest change between 1976 and 1980 increasing by approximately 65%. It is apparent that providing housing to elderly households residing on a fixed income is a necessary function of housing assistance and is identified as a special needs group.

The handicapped is another group which have special needs. A relatively small proportion of the Cypress population, approximately 1.78%, are categorized as having a handicap in the use of public transportation and 0.89% with a work disability. Although the numbers are not large, their needs are significant.

The final group to be identified under special needs is that of farmworkers. In Cypress, there are 30 farmworker households (.23%) in the low and very low income categories which are eligible for assistance. Although their employment tends to fluctuate due to the seasonal nature of their work, their housing needs are important and require consideration.

HOUSING CHARACTERISTICS

In 1980 there were 13,437 housing units in the City as estimated by the U.S. Census. This reflects an increase of 1,359 housing units from the 1976 Special Census figure of 12,078 or an average of approximately 339 additional housing units per year. This dramatic increase is the result of the Walker/Crescent annexation which increased the housing stock by 517 dwelling units. The annexation which occurred in 1982 has been included in the 1980 Census figures.

The State of California Department of Finance released population estimates as of January 1, 1983. The 1983 figures estimate the current number of housing units at 13,572, an increase of 135 housing units over the 1980 U.S. Census report. A comparison of the 1980 and 1983 estimates including the annexation reveals an increase of approximately 45 housing units per year.

The City of Cypress experienced its most dramatic growth in housing stock of 49% between 1970 and 1976. The rate has since declined to an 11% increase between 1976 and 1980 and only a 1% increase between 1980 and 1983 as the last major vacant housing sites were developed.

Table 8 illustrates the distribution and number of housing units.

TABLE 8

CYPRESS TOTAL HOUSING UNITS

	<u>1976</u>	<u>1980</u>	<u>1983</u>
Total Housing Units	12,078	13,437	13,572
Single-Family	9,957	10,619	10,760
2-4 Units	153	410	410
5+ Units	1,968	2,402	2,402

Note: Single-Family category includes mobile homes, condominiums and townhomes.

Source: 1976 Special State Census

1980 U.S. Census

State of California, Department of Finance

HOUSING TENURE

The housing stock of the City of Cypress is predominantly owner occupied. An estimated 9,547 housing units or 73% of the housing units in 1980 were occupied by property owners and the remaining 27% or 3,620 housing units were rented.

In 1983 it is estimated that there were approximately 7,937 single-family detached dwelling units in Cypress representing 58% of the total housing stock.

Condominiums and townhouses total approximately 2,520 units in the City or 19% of the total housing stock.

The multi-family rental category includes 2,812 housing units, approximately 21% of the total housing stock.

An examination of the rental housing shows that the rental stock consists of not only multi-family rental housing constructed for rental purposes but also single-family detached homes and condominium/townhouse units purchased for speculation and available on the rental housing market. Within the City it is estimated that in 1983 approximately 2,244 single-family homes and condominium/townhouse units were currently on the rental housing market. As a result, it is estimated that the rental inventory has increased to a total of approximately 5,056 rental housing units in 1983 or 37% of the total housing stock.

There were 303 mobile homes reported in 1983, making up the remaining 2% of the housing stock.

CONDITION OF HOUSING STOCK

The housing stock of the City is relatively new with the greatest construction activity having taken place in the 1970's. Consequently, the condition of the housing stock is good with problem areas localized into specific neighborhoods.

In 1984 a windshield survey of Cypress housing stock was conducted in order to grade residential structures according to their various degrees of soundness, deterioration and dilapidation. The survey included both single-family dwellings and apartment units.

The housing stock in need of attention was placed into two categories, those in need of rehabilitation and those in need of replacement. Units requiring rehabilitation were those dwellings which would require more repair than would be provided in the course of regular maintenance. Housing units in need of replacement were those which did not provide safe and adequate shelter having sufficient defects as to require extensive repair and reconstruction in excess of the value of the structure.

According to the survey approximately 0.97% of the entire housing stock or 131 units are in need of rehabilitation. Approximately 27 housing units are in need of replacement. This represents 0.20% of the entire housing stock of Cypress or one out of every 500 units.

It is important to note that 76 structures or 48% of all housing units in need of rehabilitation or replacement are located in the recently annexed 110 acre Walker/Crescent Island. The second area displaying a substantial need for rehabilitation and replacement (35% or 55 units) is that of the Walker Street area between Lincoln Avenue and Orange Avenue. Portions of this area were also previously annexed to the City and contain a large share of the older housing stock of Cypress.

Notable improvements have been seen in housing conditions following the installation of public improvements constructed under the Housing and Community Development Block Grant Program (CDBG). Coupled with the favorable reinvestment provisions of Proposition 13, the street improvements appear to have provided the necessary incentive for property enhancement by private owners.

Although low interest loans for rehabilitation are available through the Housing and Community Development Program, a considerable number of improvements are being constructed by private owners.

Since 1980 an annual average of 325 permits for remodeling and additions to housing units have been completed with the highest number of permits issued during 1983. It is anticipated that the private sector will continue to be the driving force in the rehabilitation and improvement of residential properties.

CONSERVATION OF HOUSING STOCK

The existing housing characteristics illustrated in the foregoing tables and charts indicate that there are presently no basic threats to a reduction of affordable housing in the City of Cypress. There have been no conversions of apartment complexes since the adoption and certification of the previous Housing Element in 1981. With the exception of isolated cases in some of the older neighborhoods or in the newer annexation area which contain older housing, there are no plans to remove or demolish units by governmental action. Additionally, where such action is contemplated, the purpose is to assist in the assembly and clearance of land for assisted housing projects. This is due in large measure to their current level of maintenance and the programs previously used by the County of Orange Housing and Block Grant Program as well as the City's rehabilitation programs which have supported the reconditioning and maintenance of housing in the area.

VACANCY RATES

Vacancy rates within the City of Cypress are very low. According to the 1980 Census, 264 of the total 13,437 housing units were vacant. However, only 167 of those vacant units were available for rent or sale. Therefore, the actual vacancy rate for owner occupied housing was 0.72% and for rental housing 2.7%. The overall vacancy rate of occupied housing units was 1.2%. In comparing the vacancy rate of 1.2% to the rule of thumb rate necessary to provide a normal turnover (4% to 5%), it is evident that Cypress is lacking in vacant units of all types.

OVERCROWDING

The U.S. Census defines "overcrowding" as a unit occupied by more than 1.01 persons per room. Only 3.9% or 513 of Cypress' households were reported to be overcrowded in 1980.

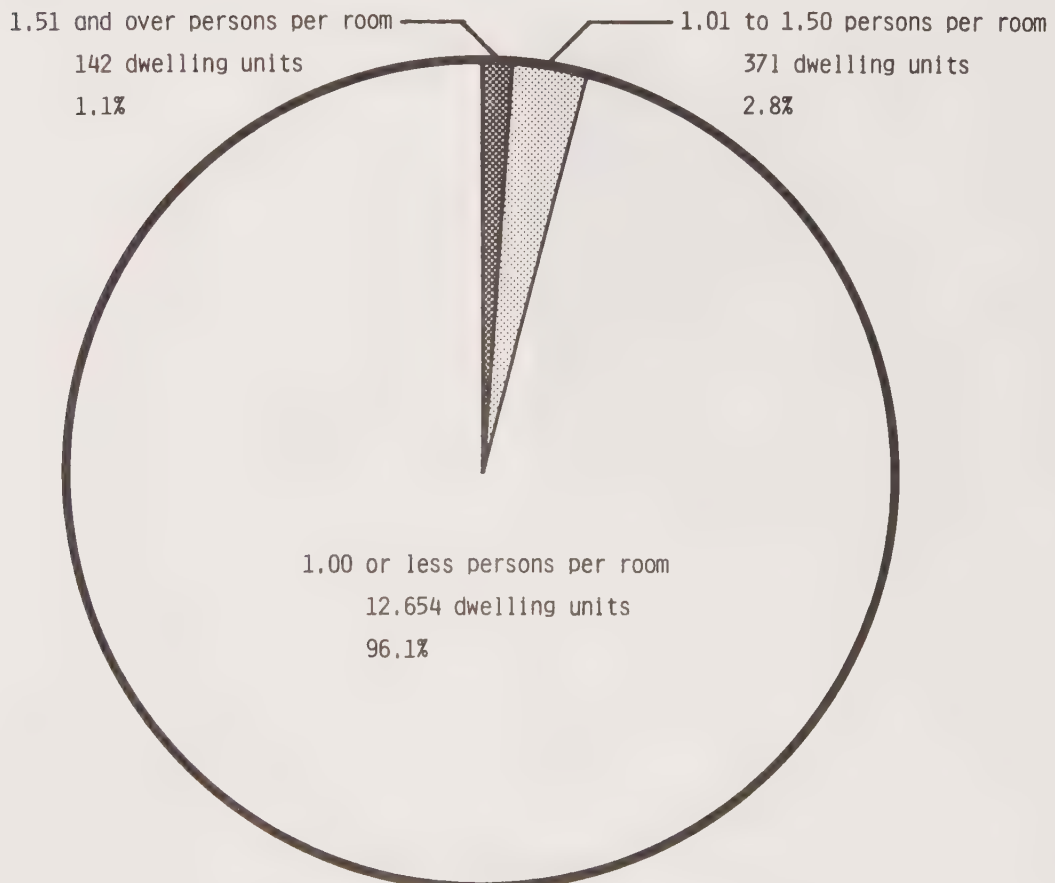
Table 9 and Figure 1 illustrate vacancy rates and the incidence of overcrowding in Cypress.

TABLE 9
1980 CYPRESS VACANCY RATES

<u>Tenure</u>	<u>Households</u>	<u>%</u>	<u>Vacant Availability</u>	<u>Vacancy Rate</u>
Owner	9,547	73%	68	0.72
Renter	<u>3,620</u>	<u>27%</u>	<u>99</u>	<u>2.70</u>
TOTAL	13,167	100%	167	1.20

Source: 1980 U.S. Census

FIGURE 1
INCIDENCE OF OVERCROWDED UNITS



Total Overcrowded Units: 513 dwelling units - 3.9%
Total Occupied Units: 13,167

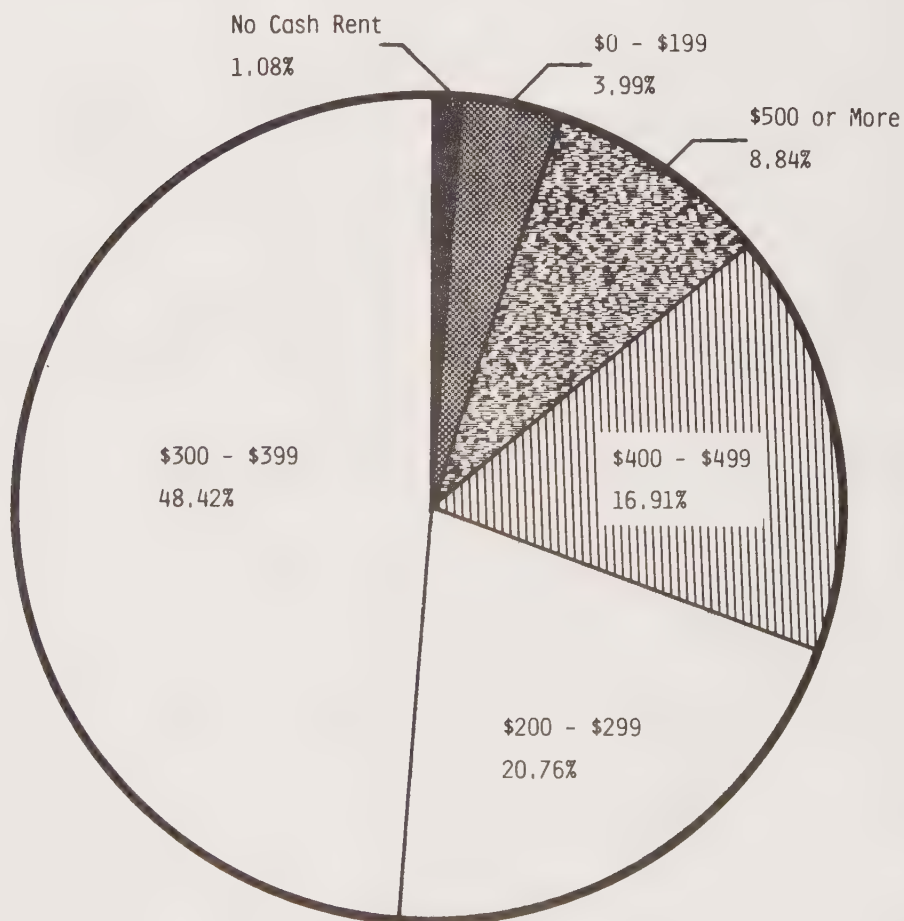
Source: 1980 U.S. Census

INCOME AND HOUSING COSTS

In 1980 the median income for the City of Cypress as reported by the U.S. Census was \$27,366 which was slightly higher than the median income for the County of Orange of \$26,090. The 1980 Census further reports that in 1979 only 3.7% of the Cypress population fell below the poverty threshold level. Although these figures appear to indicate that Cypress residents are financially secure, it does not take into consideration the high cost and limited availability of housing. The 1983 Cypress RHAM estimates that 25% of households in Cypress with annual incomes over 120% of the Cypress median annual income could not afford to purchase the median priced home.

The costs of rental housing in Cypress were documented in 1980 by the U.S. Census. Figure 2 shows the amount of money paid by renters of both multi-family and single-family units. The median rent paid for all types and sizes of rental housing was \$355 in 1980.

FIGURE 2
PAYMENTS FOR RENTAL HOUSING IN CYPRESS, 1980



Median Contract Rent: \$355

In 1984 the City staff conducted a rental survey of the major apartment stock. Table 10 illustrates the results of this survey.

TABLE 10
PAYMENTS FOR APARTMENT RENTAL UNITS
1984 CYPRESS RENTAL SURVEY

<u>Unit Type</u>	<u>Median Rent</u>		<u>Change</u>
	<u>1980</u>	<u>1984</u>	
1 bedroom	\$333	\$459	38%
2 bedroom, 1 bath	386	525	36%
2 bedroom, 2 bath	397	560	41%
3 bedroom, 2 bath	470	659	40%

Source: City of Cypress Planning Department

As is evident from Table 7, the apartment rents have increased an average of approximately 10% per year since 1980.

Table 11 demonstrates the percentage of Cypress households that contribute over 25% of their income for housing.*

TABLE 11
CYPRESS RESIDENTS PAYING 25% OR MORE
OF THEIR INCOME FOR HOUSING IN 1980

<u>Income Levels</u>	<u>Renters</u>	<u>% of Renters Surveyed</u>	<u>Owners</u>	<u>% of Owners Surveyed</u>	<u>Total Renters & Owners</u>	<u>% of Total Surveyed</u>
Very Low (0% - 50% of Median Income)	763	21.50%	297	4.19%	1,060	9.97%
Low (50% - 80% of Median Income)	901	25.39%	420	5.93%	1,321	12.42%
Moderate & Up (80% of Median Income)	<u>162</u>	<u>4.56%</u>	<u>1,186</u>	<u>16.73%</u>	<u>1,348</u>	<u>12.67%</u>
TOTAL	1,826	51.45%	1,903	26.85%	3,729	35.06%

Total Surveyed: 10,636

* This table does not contain a 100% sample of Cypress residents.

Source: 1980 U.S. Census

The purpose of Table 11 is to compare the availability and cost of housing to the percentage of households that contribute over 25% of their income for housing. It illustrates that 51.45% of renters surveyed in Cypress are paying 25% or more of their incomes for housing costs with the majority of these households falling in the low and very low income categories. The same figure for property owners then drops to 26.85% contributing 25% or more of their income for housing. The incomes of these property owners fall primarily within the moderate and above income classification, which can be attributed directly to the negative effect of the housing market upon the purchase power of lower income households. The median value of a single-family housing unit in 1980 was \$112,300 and it is estimated that this figure has increased in 1983 to approximately \$130,000.

HOUSING ASSISTANCE

The 1983 SCAG RHAM identifies 1,476 households in Cypress as being in need of assistance. These households fall into the lower income levels paying over 30% of their income for housing.

At present there are 70 households receiving Housing Assistance Payments in conjunction with the Section 8 Housing Assistance Program administered by the Orange County Housing Authority. The Cypress Housing Element strives to maintain the current level of participation by property owners and tenants as well as promoting future participation through the encouragement of the density bonus program.

REGIONAL HOUSING NEEDS

The State housing law mandates that the Housing Element contain an analysis of existing and projected needs including the City's share of the regional housing need.

The City of Cypress studied the SCAG 1983 RHAM and found that a major annexation had not been included in the figures. City staff worked with SCAG to modify the document to include this annexation for the purposes of developing accurate housing goals in the Revised Housing Element.¹

¹ The methodology used to modify the RHAM was that formula as suggested by SCAG staff members and documented as acceptable by SCAG per letter dated July 16, 1984 and confirmed per conversation on July 24, 1984. See Appendices.

Based upon the mutually agreed SCAG numbers, it is estimated that a total of 14,747 housing units will be needed in Cypress by 1988. The development of 1,167 residential housing units between 1983 and 1988 would satisfy Cypress' share of the regional housing needs. In order to meet this need, approximately 233 residential units per year must be provided.

Table 12 illustrates the future housing needs in Cypress by income level.

TABLE 12
CYPRESS' FUTURE HOUSING NEEDS, 1988

<u>Income Levels</u>	<u>No. of Units</u>	<u>% of Total Need</u>
Very Low (0% - 50%)	153	13.11%
Low (50% - 80%)	188	16.09%
Moderate (80% - 120%)	261	22.41%
Upper (Over 120%)	<u>565</u>	<u>48.39%</u>
	1,167	100.00%

Source: 1983 Regional Housing Allocation Model, SCAG

To satisfy the SCAG projection of need, it would be necessary for the development of a considerable amount of subsidized housing which is infeasible given the lack of available residentially zoned land in the City.

It is possible, however, that the combined maximum effort of all housing programs could yield up to 55% of the future housing need established by the SCAG RHAM.

RESIDENTIAL LAND USE AND ZONING

The adopted Land Use Element of the Cypress General Plan includes three categories of residential density: low density, medium density and high density.

The predominant land use within the community is single-family residential development. The city contains approximately 1,219.42 acres of low density (0 to 5 dwelling units per acre) single-family residential land, comprising approximately 74% of the total residential land area. The low density areas consist of single-family and estate single-family development and are equivalent to the RS-6,000 and RS-15,000 zone classifications.

The Land Use Element of the General Plan proposes to retain the existing single-family areas and proposes various programs for protecting and strengthening the social, economic and environmental values in these living areas.

Multiple-family residential development in Cypress consists of medium and high density categories.

The medium density areas allow 6 to 15 dwelling units per acre and correspond to the RS-6,000 DI, Residential Single-Family Density Incentive; RM-15, Residential Multiple-Family; and PRD, Planned Residential Development Zones. There are presently 242.56 acres or 15% of residential land in Cypress which fall into those particular zones.

High density residential areas range from 16 to 20 dwelling units per acre. The high density portions of the City consist of the RM-20, Residential Multiple-Family and Mobile Home Park Zones and account for 185.33 acres. This acreage calculates to 11% of all residentially zoned property.

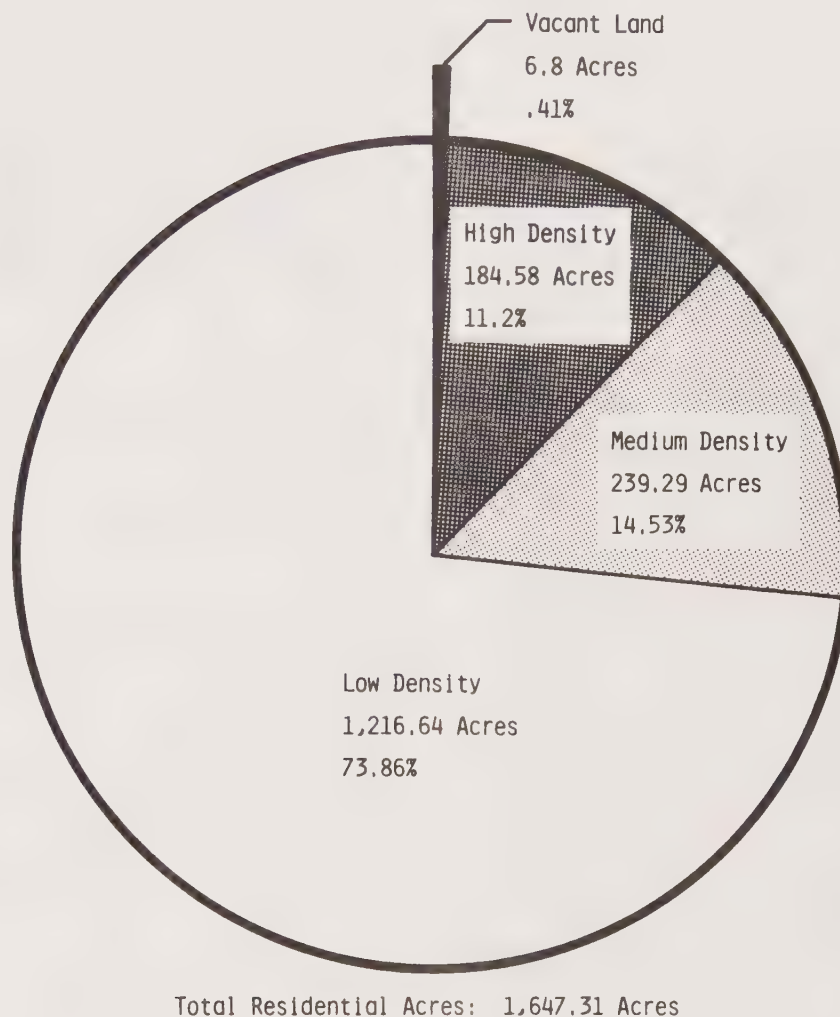
LAND AVAILABILITY

A major problem in providing new housing in the City of Cypress is the lack of vacant land available for new residential construction. As of May, 1984 there were approximately 6.8 acres of vacant land zoned for residential development. The limited supply of land available for residential development within the City, coupled with the younger age of the housing stock, means that the days of rapid housing growth are over. The total number of units cannot increase significantly and the result will be a higher demand on existing units in the City.

The possibility for additional land area becoming available for the development of single-family and multiple-family units can come from three sources. These sources are the utilization of underdeveloped sites, rezoning of overzoned land, and the annexation of unincorporated land area.

Figure 3 illustrates the residential land use of Cypress.

FIGURE 3
CYPRESS RESIDENTIAL LAND USE IN ACRES



Source: May, 1984 Survey of Land Uses

LAND INVENTORY

As mandated by State law, the Cypress Housing Element strives to provide an adequate mix of housing for its residents. The needs established in the SCAG RHAM far exceed the resources and ability of Cypress to provide such housing within the framework of the General Plan. Therefore, consistent with the State law, the Cypress Housing Element identifies a maximum number of housing units which can be constructed, rehabilitated and conserved over the 1983-88 five-year planning period.

Table 13 is an inventory of sites suitable for residential development within the five-year planning period as well as an inventory of future sites over an unspecified time period.

TABLE 13
CYPRESS LAND INVENTORY
VACANT AND UNDERUTILIZED SITES

SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT
1983 - 1988

ZONING/ HOUSING TYPE PERMITTED	DENSITY UNITS/ ACRE	NUMBER OF ACRES	DWELLING UNIT CAPACITY
Very Low Density Single- Family (1)	2.5 du/ac	0	0
Low Density Single- Family (2)	5 du/ac	31.50	182
Medium Density Multiple- Family (3)	15 du/ac	3.94	70
High Density Multiple- Family (4)	20 du/ac	16.28	333
TOTAL 5-YEAR DEVELOPMENT		51.72	585

SITES SUITABLE FOR FUTURE DEVELOPMENT
1983 - (UNSPECIFIED)

ZONING/ HOUSING TYPE PERMITTED	DENSITY UNITS/ ACRE	NUMBER OF ACRES	DWELLING UNIT CAPACITY
Very Low Density Single- Family	2.5 du/ac	4.39	9
Low Density Single- Family	5 du/ac	.45	2
Medium Density Multiple- Family	15 du/ac	1.72	30
High Density Multiple- Family	20 du/ac	7.29	147
TOTAL UNSPECIFIED TIME DEVELOPMENT		13.85	188
TOTAL 5-YEAR AND FUTURE UNSPECIFIED DEVELOPMENT		65.57	773

- Footnotes:
- (1) Very Low Density Single-Family - Permits detached single-family residences, manufactured housing units, and accessory dwelling units.
 - (2) Low Density Single-Family - Permits detached single-family residences, manufactured housing units, and accessory dwelling units.
 - (3) Medium Density Multiple-Family - Permits single-family detached residences, manufactured housing units, accessory dwelling units, multiple dwelling units including apartments, condominiums and townhouses.
 - (4) High Density Multiple-Family - Permits single-family detached residences, manufactured housing units, accessory dwelling units, multiple dwelling units, including apartments, condominiums and townhouses.

In addition to the potential sites available for development, it is important to assess the dwelling units approved or constructed from January, 1983 to present.

A total of 54 housing units have been either constructed or approved for construction, four of which are committed for affordable housing.

The total number of housing units expected to be developed from 1983 to 1988 then increases to a total of 639 housing units or 55% of the future housing need.

With only 6.8 acres of vacant land available, it is apparent from the information provided in Table 13 that the ability to produce additional housing comes from the recycling of presently underutilized sites.

There also exists an older three block neighborhood containing approximately 131 lots zoned for medium density multiple-family housing (RM-15). This area is developed with detached single-family residences and therefore underutilized. Due to the configuration of the lots and the size of the existing dwelling units, this particular area displays a high potential for the addition of single accessory dwelling units. It is estimated that 30% of this neighborhood could accommodate accessory dwelling units as the demand for housing increases.

The City of Cypress can provide adequate services to all vacant and underutilized residential areas identified including all public facilities.

QUANTIFIED OBJECTIVES

Table 14 illustrates the quantified objectives for the maximum number of housing units expected to be achieved over a five-year time frame.

TABLE 14

QUANTIFIED OBJECTIVES 1983 - 1988

<u>NEEDS ESTABLISHED</u>		<u>MAXIMUM FIVE-YEAR GOALS</u>	
New Construction	1,167	New Construction	639
Rehabilitation	131	Rehabilitation	45
Conservation	74	Conservation	74

CONSTRAINTS

One of the requirements of the Housing Element is that it address constraints which may impair the City from reaching its quantified housing goals as set forth in other parts of the Housing Element. There are two types of constraints which must be analyzed. These are governmental constraints over which local government leaders have a measure of involvement and control. Nongovernmental constraints, on the other hand, document factors which contribute to the difficulties the City of Cypress faces in meeting its housing need for all income levels but over which the City is powerless to exercise control. Analyzing specific housing cost components, including the cost of land, cost of construction and availability of financing, assists the locality in understanding and developing housing programs that are responsive to these particular constraints, even though the City of Cypress cannot impact these constraints directly.

GOVERNMENTAL CONSTRAINTS

The City's policies for controlling developments are set forth in the General Plan which contains the nine State mandated elements. The elements deal with land use, circulation, housing, noise, safety, seismic safety, open space, conservation and scenic highways. While the issues and policies related to housing are addressed primarily in the Housing Element, policies contained in all of the other elements significantly affect the character and production of housing in the City. Since the adoption of the 1981 Housing Element which identified General Plan constraints, several improvements have been made in the areas of housing, land use and building codes. These modifications allow more flexibility in terms of minor changes in density and building adaption to encourage affordable housing. Also these codes and ordinances have been modified from time to time to incorporate changes in State law. Since the adoption of the 1981 Housing Element, local financing mechanisms have been broadened to assist potential affordable housing development through the use of County revenue bonds and other mechanisms which occur as a result of cooperation between levels of local government.

There are areas in the City earmarked for commercial and industrial use which are not suitable for residential uses such as affordable housing. The flight pattern of the Los Alamitos Air Reserve Station limits the use of land in the southern part of the City. Generally, this means prohibiting residential developments in high noise impacted areas which surround the Air Station. The bulk of this land is currently vacant and devoted, by General Plan mandate, to nonresidential purposes. Additionally, Section 19.2 of

the Cypress City Code states that "no amendment of the General Plan by which property is designated from manufacturing use to residential use shall be effective until approved by a majority of those voters at any regular or special City elections."

Other governmental land use constraints include the adoption of the Uniform Building Code which establishes minimum construction standards. As specific projects are initiated by developers, approvals are required which take the form of permits, inspections and associated fees.

Developers of residential sites are required to install normal urban public improvements (streets, curbs, gutters, sidewalks and street lights). To some extent this is a burden on builders of affordable housing and is a governmental constraint. The City is constantly seeking, however, to remove delay and cost for all developers through the implementation of a one-stop servicing area and faster processing of development approvals. This has been accomplished through discretionary action granted to City staff subsequent to the elimination of the Planning Commission in 1978. These actions reduced the time necessary to obtain approvals by as much as three weeks in many cases.

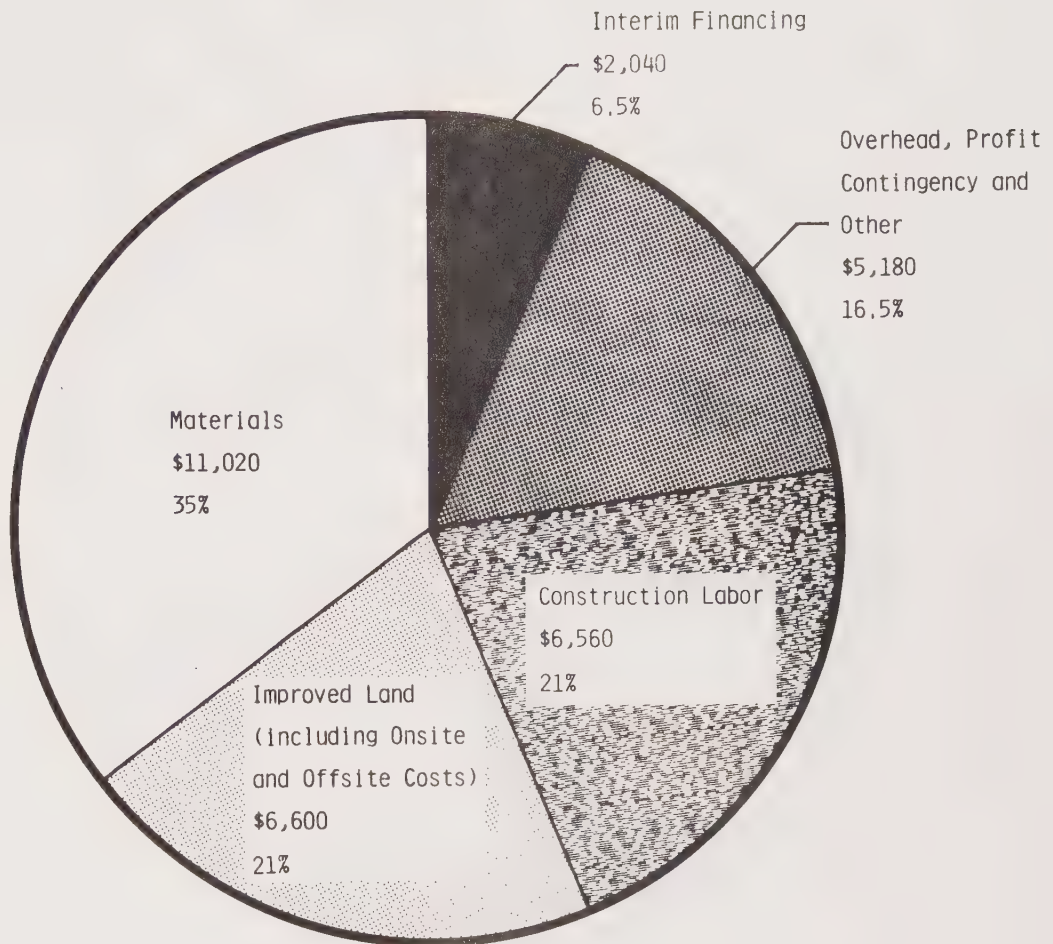
NONGOVERNMENTAL CONSTRAINTS

The nongovernmental constraints affecting housing in the City of Cypress have also affected the cost of housing in the metropolitan area, and the nation as a whole.

The cost of land is one nongovernmental constraint which contributes greatly to the price of new housing in Cypress and Southern California, in general. Costs associated with the acquisition of and improvement of land include the price of the land itself, the costs of holding the land throughout the development process and necessary land improvements made prior to construction. In Orange County and Southern California, these costs contribute 25% to 40% of the final sales prices of new homes. This is almost double the cost of land anywhere else in the United States. Figures 4 and 5 are typical pie charts illustrating the percentages of cost of a new single-family dwelling unit in 1970 and 1980. As illustrated, construction costs represent another major portion of the price of housing and these costs continue to rise even though at a less rapid level than in the past.

Another major problem in providing new housing in the City of Cypress is the lack of suitable vacant land. As previously stated, Table 13 summarizes a list of vacant or underutilized sites which could be developed to more intensive use as affordable housing. These total approximately 50.43 acres, of which 31.5 acres or 62% are zoned for low density

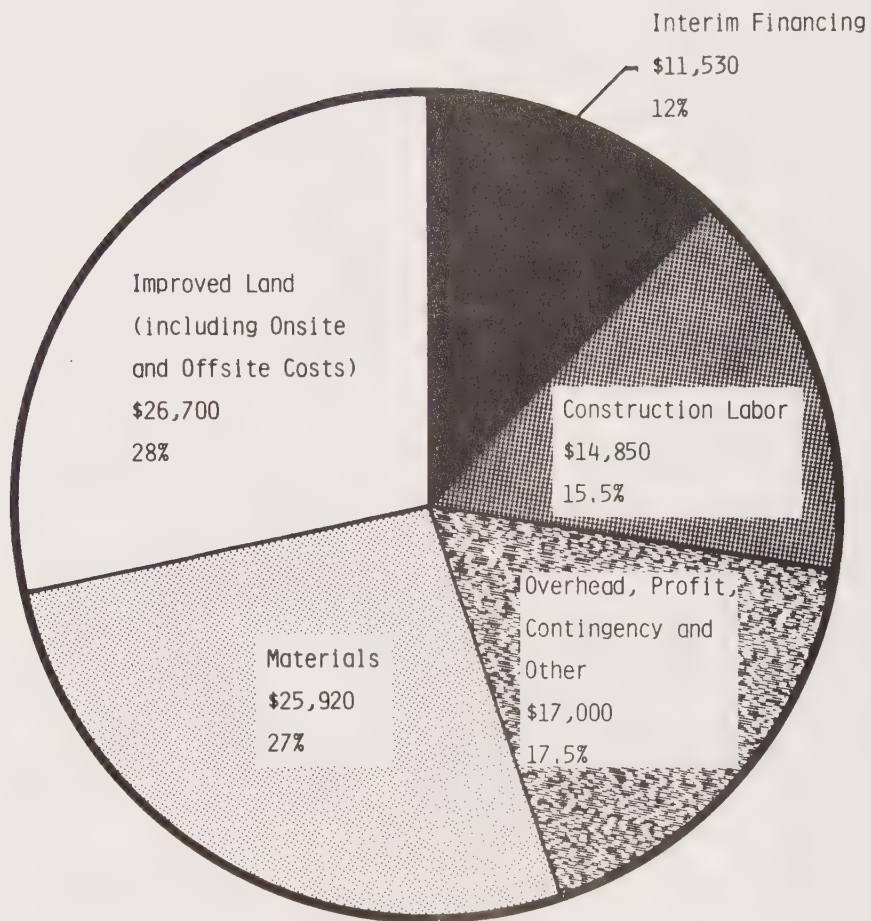
FIGURE 4
SINGLE-FAMILY
HOUSING DEVELOPMENT COST IN CALIFORNIA
1970



Total Cost: \$31,400 (1,970 Dollars)

Source: Construction Industry Research Board

FIGURE 5
SINGLE-FAMILY
HOUSING DEVELOPMENT COST IN CALIFORNIA
1980



Total Cost: \$96,000 (1980 Dollars)

Source: Construction Industry Research Board

or single-family residential. These sites are not readily convertible or usable for higher density development because of their small size, scattered locations, and potential incompatibility with surrounding uses throughout the City.

Rental housing trends are constraints which impact housing in Cypress. Recent rental surveys in the Orange County area of over 2,300 apartment units have now confirmed that rents, since the previously approved Housing Element in 1981, are increasing while vacancies still remain at a low 2.8% overall. The analysis consisted of a detailed study of rental rates, both by square footage and unit mix. The results were dramatic when one considers that the consumer price index for Orange County increased only 1% in 1982 and 4.3% in 1983. As a result of land prices, high construction costs, high interest and carrying costs, apartment development is not feasible. The demand for rental housing should remain strong through the 1980's. Combining this trend with a rebounding economy ensures that rents will continue to reach new levels until larger supplies of new lower cost housing can be created. With interest rates again rising, the feasibility of new apartment projects becomes increasingly marginal.

High interest rates affect all potential buyers and renters because the builder or the operator of housing must pass along those costs to the occupant. In rental housing, new apartment construction is stopped because of the inability of the developer to pass along the high rates of interest in the form of higher rents to the new tenants. Rising prices and high interest rates mean increased costs of debt service which must ultimately be met by the occupants of the units by paying higher rent or making larger mortgage payments. Constraints on the construction of rental housing prohibit a timely supply to respond to the overwhelming demand and need for such units.

ENERGY CONSERVATION

The City of Cypress administers Title 24 of the Government Code on both new and existing development within the City as part of the normal building regulation and plan review process.

The City has also encouraged the fitting of passive solar devices to new buildings and retrofitting to existing buildings. To support this provision the City has made specific provisions for the installation and retrofitting of solar devices in residential zones.

The City, because of its central location, also can have a positive, though minor, impact on energy conservation. Analysis of the City's location with respect to both existing residents, employment centers in both Los Angeles

and Orange County shows it to be centrally located and easily accessible to metropolitan Los Angeles - Orange County. The continued employment growth in Cypress, likewise, is centrally located with respect to both employment and housing available in Cypress and surrounding communities. The City's location, therefore, can result in the use of less energy in the home-work trip for both the high number of employed residents, and the new employment base currently being located in the City.

H O U S I N G P R O G R A M S

HOUSING PROGRAMS

GOAL AREA I: Housing Opportunity for All Economic Segments

PROGRAM TYPE: Action

PROGRAM NAME: Multi-Family Mortgage Revenue Bonds

PROGRAM DESCRIPTION

The City of Cypress participates in the County of Orange Affordable Multi-family Rental Housing Finance Program. This program makes available tax exempt financing to residential developers. The program is designed to provide both construction and permanent loans, with loan rates estimated at 3 to 4 points under current conventional market. It also makes loans with 30-year amortization due in 12 to 30 years. The program is limited to rental projects where 20% or more of the units are reserved for low to moderate income tenants for approximately 10 years.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B

Policy Objectives: 1, 2, 3, 6

SOURCE OF FUNDS: County of Orange Mortgage Revenue Bond
Pool

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: County of Orange
Bond Capital Financing Program

GOAL AREA I: Housing Opportunity for All Economic Segments

PROGRAM TYPE: Study

PROGRAM NAME: Single-Family Mortgage Revenue Bonds

PROGRAM DESCRIPTION

Study the feasibility of participating with the County of Orange in the Single-Family Mortgage Revenue Bond Program. The goal of the program is to make homeownership affordable for low and moderate income families through low interest loans.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B

Policy Objectives: 1, 2, 3, 6

SOURCE OF FUNDS: County of Orange Mortgage Revenue Bond
Pool

TIME FOR IMPLEMENTATION: Study in Progress

RESPONSIBLE AGENCY: County of Orange
Bond Capital Financing Program

GOAL AREA I: Housing Opportunity for All Economic Segments

PROGRAM TYPE: Action

PROGRAM NAME: Section 8 Existing Rental Supplement Program

PROJECT DESCRIPTION

SECTION 8 EXISTING RENTAL SUPPLEMENT PROGRAM

In January, 1977, the City joined the Orange County Housing Authority, thereby agreeing to participate in the Section 8 Existing Housing Program. The program enables families in Cypress to lease privately owned housing without paying more than 30% of their income for housing. The remainder of the rent is paid by the Housing Authority. Under the Section 8 Existing Program, the City has 70 rental units occupied by elderly, handicapped and family (large and small) program participants. The City's share of Section 8 Rental Certificates is based upon the limited regional allocation which is determined by the Federal Department of Housing and Urban Development.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statement: B

Policy Objectives: 1, 2, 3, 4, 6

SOURCE OF FUNDS: Federal Department of Housing and Urban
Development (HUD)

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: Orange County Housing Authority

GOAL AREA I: Housing Opportunity for All Economic Segments

PROGRAM TYPE: Action

PROGRAM NAME: Housing Discrimination

PROGRAM DESCRIPTION

The County of Orange allocates funds to the Orange County Fair Housing Council on behalf of the nonentitlement cities participating in the County's urban grant application. The Fair Housing Council provides the following types of services: housing discrimination response, landlord-tenant relations, housing information and counseling and community education programs.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statement: B

Policy Objectives: 1, 4

SOURCE OF FUNDS: Community Development Block Grant Funds
Administered by County of Orange

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: Orange County Fair Housing Council

GOAL AREA I: Housing Opportunity for All Economic Segments

PROGRAM TYPE: Study

PROGRAM NAME: Article 34 Referendum

PROGRAM DESCRIPTION

A referendum under Article 34 will allow the City to finance, insure or own, low/moderate income housing units within its jurisdiction. Equally important, it allows private developers the opportunity to use additional forms of financing for housing development and allows local government much greater flexibility in assisting private developers to produce needed housing.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statement: A

Policy Objectives: 1, 2, 3, 6

SOURCE OF FUNDS: City of Cypress, General Fund

TIME FOR IMPLEMENTATION: Study in progress

RESPONSIBLE AGENCY: City of Cypress Community Development
Department

GOAL AREA II: Housing Site Concerns

PROGRAM TYPE: Study

PROGRAM NAME: Small Scale Infill Housing/Special Needs

PROGRAM DESCRIPTION

Study the feasibility of adopting an infill housing approach for meeting the needs of low income groups; i.e., elderly, small family and large family. This would entail:

1. Making use of sites such as excess school locations, underutilized and overzoned land area.
2. Initiating an outreach campaign to solicit participation of private developers in providing affordable housing.
3. Assisting developers in applying for funds for assisted housing through the Section 8 new construction program.
4. Subsidizing the cost of land and/or offsite improvements for the provision of rental units for low and moderate income families using Housing and Community Development Block Grant funds.
5. Reducing development fees for projects participating in an affordable housing program.
6. Investigating General Plan land use and zoning designations to determine where increased densities can be utilized to provide for rental units for low and moderate income households.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B

Policy Objectives: 1, 2, 3

SOURCE OF FUNDS: Community Development Block Grant (CDBG)
 Funds
 Section 8
 Section 202

TIME FOR IMPLEMENTATION: Study in progress; implementation dependent upon availability of sites and funding

RESPONSIBLE AGENCY: City of Cypress Community Development Department

GOAL AREA II: Housing Site Concerns

PROGRAM TYPE: Action

PROGRAM NAME: Redevelopment

PROGRAM DESCRIPTION

Study the possibilities and take advantage of the opportunities to eliminate blight within the established Redevelopment Area. Promote efficient and compatible land use patterns and stimulate private reinvestment through the Redevelopment Agency.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B

Policy Objectives: 1, 3, 4

SOURCE OF FUNDS: Tax increment financing in conjunction
 with private and public investments

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: Cypress Redevelopment Agency

GOAL AREA II: Housing Site Concerns

PROGRAM TYPE: Action

PROGRAM NAME: Density Bonus/Incentive Program

PROGRAM DESCRIPTION

Through this program private developers are encouraged to provide affordable housing for low and moderate income renters and buyers. When developers agree to construct at least 25 percent of the total units of a housing development for persons of low and moderate incomes, the City will grant either a density bonus or other incentives of equivalent financial value.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B, C

Policy Objectives: 1, 2, 3, 4

SOURCE OF FUNDS: General Fund

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development
Department

GOAL AREA II: Housing Site Concerns

PROGRAM TYPE: Action

PROGRAM NAME: Site Acquisition

PROGRAM DESCRIPTION

Site acquisition funds will provide for the lease and/or purchase of a site for the eventual construction of an 80-unit affordable senior housing project.

A total of \$390,000 has been allocated for site acquisition since 1981. The funding can be utilized for offsite and onsite improvements and the schematic design of the proposed housing facility as well as acquisition of the site.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B, C

Policy Objectives: 1, 2, 3, 4

SOURCE OF FUNDS: Community Development Block Grant (CDBG)
Funds, Administered by Orange County

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development
Department

GOAL AREA III: Coordination and Cooperation

PROGRAM TYPE: Action

PROGRAM NAME: Processing of Building Permits and Review
Time by City

PROGRAM DESCRIPTION

The expeditious processing of all permit applications, specifically residential requests, along with the full service status of the City allows housing production to proceed smoothly without delays.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B

Policy Objectives: 2, 4, 5

SOURCE OF FUNDS: City of Cypress, General Fund

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development,
Building and Engineering Departments

GOAL AREA III: Coordination and Cooperation

PROGRAM TYPE: Action

PROGRAM NAME: Building Code Review and Revision

PROGRAM DESCRIPTION

The Building Code is reviewed continually and revised periodically to make better use of energy conservation techniques and innovative, less expensive building systems without allowing inferior construction.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statement: B

Policy Objective: 2

SOURCE OF FUNDS: City of Cypress, General Fund

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Building Department

GOAL AREA III: Coordination and Cooperation

PROGRAM TYPE: Action

PROGRAM NAME: Ongoing Comprehensive General Plan Program

PROGRAM DESCRIPTION

Continuous coordination, update and modification of the City's General Plan to ensure an overall consistency with the Housing Element.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statement: B

Policy Objectives: 3, 4, 5

SOURCE OF FUNDS: City of Cypress, General Fund

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development
Department

GOAL AREA III: Coordination and Cooperation

PROGRAM TYPE: Action

PROGRAM NAME: Housing Information Data Collection and
Dispersal

PROGRAM DESCRIPTION

Housing and population data is developed to determine housing needs. The information is readily available to all public and private parties. The data allows the City to focus and attract resources needed to solve isolated housing and public improvement problems. Information available includes Community Guide, list of major apartment complexes, development standards handout, as well as referrals to housing related agencies.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B

Policy Objectives: 1, 2, 3, 4

SOURCE OF FUNDS: City of Cypress, General Fund

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development
Department

GOAL AREA IV: Housing Stock and Neighborhood Environment

PROGRAM TYPE: Action

PROGRAM NAME: Systematic Code Enforcement

PROGRAM DESCRIPTION

An ongoing code enforcement program identifies exterior property maintenance problems and helps preserve the community at a level that ensures its livability and stability.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B, C

Policy Objectives: 2, 3

SOURCE OF FUNDS: City of Cypress, General Fund

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development
Department

GOAL AREA IV: Housing Stock and Neighborhood Environment

PROGRAM TYPE: Action

PROGRAM NAME: Housing Rehabilitation Assistance

PROGRAM DESCRIPTION

Housing rehabilitation funds provide low interest loans in the City's expanded target area (generally located between Crescent Avenue and Orange Avenue in the immediate area east and west of Walker Street). Overall, the housing rehabilitation program includes notifying low and moderate income residents of the availability of the program, processing low interest loans and supervising projects through completion. The rehabilitation program will aid lower income households in repairing and upgrading their homes as new public improvements are installed. A total of \$186,000 has been allocated for housing rehabilitation in Cypress since 1975.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B, C, D

Policy Objectives: 1, 2, 3, 4, 5, 6

SOURCE OF FUNDS: Federal Department of Housing and Urban
Development, Community Development Block
Grant (CDBG) Funds, Administered by the
County of Orange

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: County of Orange Housing/Community
Development Rehabilitation Division

GOAL AREA IV: Housing Stock and Neighborhood Environment

PROGRAM TYPE: Action

PROGRAM NAME: Public Facilities and Improvements

PROGRAM DESCRIPTION

The Public Facilities and Improvement Program provides street reconstruction including the installation of curb, gutter and sidewalks, street lights, handicap ramps, and sewer connections to areas in Cypress identified as target neighborhoods displaying the greatest need.

The City of Cypress has actively participated with the County of Orange in the Community Development Block Grant (CDBG) program funded by the Department of Housing and Urban Development (HUD) since 1975.

This program is funded as a multi-year project which has been allocated a total of \$860,200 over the past ten years. This program serves to support the Housing Rehabilitation Assistance Program.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, C, D

Policy Objectives: 3, 5

SOURCE OF FUNDS: Department of Housing and Urban Development,
 Community Development Block Grant (CDBG)
 Funds, Administered by the County of Orange

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development
 and Public Works Departments

GOAL AREA IV: Housing Stock and Neighborhood Environment

PROGRAM TYPE: Action

PROGRAM NAME: Replacement Housing Program

PROGRAM DESCRIPTION

This program provides decent, safe, and sanitary replacement housing units for low and moderate income families. The program removes substandard and/or deteriorating housing units that cannot be feasibly rehabilitated and replaces these with new housing compatible with the neighborhood.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, B

Policy Objectives: 1, 4, 5, 6

SOURCE OF FUNDS: Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) funds, Administered by the County of Orange in conjunction with public and private programs and innovative construction techniques

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: County of Orange Housing/Community Development Rehabilitation Division

GOAL AREA IV: Housing Stock and Neighborhood Environment

PROGRAM TYPE: Action

PROGRAM NAME: Community Improvement Program

PROGRAM DESCRIPTION

Programs designed to facilitate neighborhood preservation and improvement have been established. This program consists of neighborhood oriented conservation programs that involve the participation of local residents. The program includes:

1. Publicizing the availability of low interest CDBG rehabilitation loans for owner/renter housing.
2. Provides a City-wide program utilizing CDBG funds to assist low/moderate income homeowners who undertake exterior property maintenance (i.e., paint, re-roof, etc.). This program makes use of a mini-grant program allowing eligible residents the opportunity to purchase necessary home improvement materials.
3. Provides home maintenance and repair classes through the Recreation and Park District.
4. Provides home maintenance counseling/City staff.

GOAL STATEMENTS AND POLICY OBJECTIVES SUPPORTED

Goal Statements: A, C

Policy Objectives: 1, 2, 3, 4, 5

SOURCE OF FUNDS: Department of Housing and Urban Development,
Community Development Block Grant (CDBG)
Funds, City of Cypress General Fund

TIME FOR IMPLEMENTATION: Ongoing

RESPONSIBLE AGENCY: City of Cypress Community Development
Department, County of Orange Housing/
Community Development Rehabilitation
Section

P R E P A R A T I O N,

U P D A T E A N D R E V I E W

PREPARATION, UPDATE AND REVIEW

PUBLIC PARTICIPATION

The preparation of the 1981 Housing Element involved a high level of citizen participation due to the importance of creating a document which established housing policies and goals for the City.

Review, comment and participation in the Housing Element preparation and adoption process was solicited from a variety of concerned citizens and special interest groups through a mail out of preliminary housing goals and policies/workshop program.

The proposed housing goals and policies were mailed to specific target groups (i.e., homeowner associations, etc.) and commented upon by these groups at a scheduled housing workshop. This afforded Cypress residents the opportunity to determine which City housing goals should be kept, dropped, changed or added. It is these goals and policies which were used as the basis for producing the actual 1981 Housing Element.

Subsequent to the conclusion of the housing workshop program and the assemblage of the draft 1981 Housing Element, the document was then reviewed and approved by City Council at a public hearing.

The 1985 Housing Element Amendment involved the review and update of information as determined necessary by State law. The housing issues, goals and policies remained unchanged from the 1981 Housing Element. The final step in the implementation of the 1985 Housing Element Amendment will be the adoption of the document by the City Council subsequent to the review and public hearing process.

UPDATE AND REVIEW

The City of Cypress will update the Housing Element as needed, but no less than once every five years as required by State law. This periodic revision shall include, but not be limited to, the following:

- Evaluate the effectiveness of the Housing Element in achieving the City's housing goals.
- Incorporate new programs the City has undertaken since the last update or programs that will be implemented in the future.
- Identify the current programs which have been or which are anticipated to be discontinued since the last update.

- Evaluate the progress of the City in the implementation of the Housing Element.

RELATIONSHIP OF HOUSING ELEMENT TO OTHER GENERAL PLAN ELEMENTS

The Housing Element is one of nine elements required by State law. The other elements are: land use, circulation, open space, conservation, noise, scenic highways, seismic safety and safety. The California Government Code requires that all elements of the General Plan be integrated and consistent with one another.

To meet this requirement, all elements of the General Plan will be examined to assure that the goals and policies stated within the Housing Element are consistent with all other elements of the General Plan.

A P P E N D I C E S



CITY OF CYPRESS

5275 ORANGE AVENUE, CYPRESS, CALIFORNIA 90630 | AREA CODE (714) 828-2200

July 16, 1984

Mr. Clinton Rosemond
Regional Planner
Southern California Association
of Governments
600 South Commonwealth Ave., Suite 1000
Los Angeles, California 90005

Dear Clint:

As per our conversation of Friday, July 13, 1984, I am forwarding a copy of the approved Cypress RHAM, and copies of the proposed adjustments to the Cypress RHAM.

The inconsistency has occurred due to a sizeable annexation which was not included in the approved 1983 RHAM figures.

The RHAM table listed as Cypress total is a combination of the Cypress '83 RHAM and the document marked Annexed Area.

Although most of the information presented is self-explanatory, there are a few items that should be addressed as follows:

1. Overall, the calculations for the annexed area have been figured utilizing the same profile as the '83 Cypress RHAM.
2. Annexed Area, Part II Future Needs. Line 1 was derived by using the same growth rate as Cypress (1.22).
3. Annexed Area, Part II Future Needs. Line 5 was derived from Appendix Table I, Part II. In calculating the 1983 market, vacancies line 1 was determined by utilizing the same percent increase as was found on the Cypress RHAM (between 1983 Housing Stock and 1983 total households 1.18%). Line 2 was determined by studying the annexed area. It is evident by the percentage of renter occupied units and the condition of the area that a higher vacancy rate should be used. In checking with Dennis Macheski, it was determined that a 1.5 vacancy rate should be assumed for the single family owner occupied percentage and that a 4.5 vacancy rate should be assumed for the multi-family rental portion of the area. Weighted out the overall vacancy rate would then become 3.30. In comparing this directly to the percentage of housing vacant in the annexed area of 3.48%, it was then decided that the figure of 3.30 was reasonable.

Mr. Clinton Rosemond
Southern California Association
of Governments
July 16, 1984
Page Two

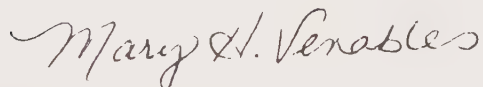
4. Annexed Area Part II Future Needs, Line 7. The same percentage of units lost in the Cypress '83 RHAM (.15%) was used to formulate this number.
5. Cypress Total, Part II Future Needs, Line 5. This figure was computed on Appendix Table I, Part II. Line 3 of this table was computed by combining the total market vacancies from the Cypress '83 RHAM and the annexed area in order to maintain the different market vacancy rates for the two documents. Therefore, an overall market vacancy rate was not assumed for the combined Cypress total.

The City of Cypress intends to utilize the proposed adjusted Cypress total RHAM table for the purposes of the Cypress Housing Element Revision.

The City will assume that you are in full agreement with the revised RHAM numbers unless we receive a written response no later than July 26, 1984.

Thank you for your time and consideration in this matter.

Very truly yours,



Mary H. Venables
Assistant Planner

MHV:fp
Enclosures

RHAM TABLE FOR: CYPRESS TOTAL
COUNTY: ORANGE

RHAM SUMMARY TABLE

PART I CURRENT NEEDS AND GENERAL INFORMATION (01/01/83)

(1) TOTAL HOUSEHOLDS	13,303
(2) TOTAL HOUSING UNITS	13,578
(3) UNOCCUPIED UNITS (LINE 2 - LINE 1)	275

		-----TOTAL-----		-----OWNERS-----		-----RENTERS-----	
		VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
(4) HOUSEHOLDS IN NEED (LOWER INCOME HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING, FROM 1980 CENSUS)	1,476	883	593	237	160	646	433

PART II FUTURE NEEDS (01/01/83 TO 01/01/88)

	TOTAL	VERY LOW (0%-50%)	LOW (50%+-80%)	MODERATE (80%+-120%)	UPPER (OVER 120%)
(1) 1988 HOUSEHOLDS (PER SCAG-82)	14,112				
(2) 1983 HOUSEHOLDS	13,303				
(3) 5-YEAR GROWTH IN HOUSEHOLDS (LINE 1 - LINE 2)	809				
(4) 1988 MARKET VACANCY GOAL (FROM APPENDIX TABLE I)	459				
(5) 1983 MARKET VACANCIES	122				
(6) VACANCY SURPLUS OR DEFICIT (LINE 4 - LINE 5)	337				
(7) 1983-88 EXPECTED UNITS LOST FROM STOCK	21				
(8) FUTURE HOUSING UNIT NEEDS, FOR ALL INCOME GROUPS, ADJUSTED TO AVOID IMPACTION, FROM APPENDIX TABLE III (LINES 3+6+7=8)	1,167 (100.00%)	153 (13.11%)	188 (16.09%)	261 (22.41%)	565 (48.39%)
(9) SPECIAL INCOME GROUP NEED FOR HIGH COST AREAS (NUMBER OF HOUSEHOLDS WITH ANNUAL INCOMES OVER \$32,339 (120% OF MEDIAN FOR JURISDICTION), BUT BELOW \$38,501 NEEDED TO PURCHASE MEDIAN-PRICED HOME AT \$112,300.	3,235				
		OWNER %	RENTER %	S.F. %	M.F. %
(10) TENURE AND BUILDING TYPE SPLITS OF 1988 HOUSING STOCK		67.73	32.27	78.03	21.97
(11) FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (FROM APPENDIX TABLE II)	30				

NOTE: FOR ADDITIONAL INFORMATION, PLEASE SEE FOOTNOTES, DEFINITIONS, AND METHODOLOGY EXPLANATIONS.

REGIONAL HOUSING ALLOCATION MODEL

RHAM TABLE FOR: CYPRESS TOTAL
COUNTY: ORANGE

PAGE 2 OF 3

APPENDIX TABLE I
VACANCIES AND VACANCY RATES

PART I 1988 MARKET VACANCIES	OWNERS	RENTERS	TOTAL
(1) TOTAL 1980 HOUSEHOLDS (1980 CENSUS)	9,551	3,607	13,158
(2) UNITS MOVED-INTO PREVIOUS YEAR (1-79 TO 3-80)	1,257	1,954	3,211
(3) ANNUAL MOVE-IN RATE (LINE 2 / LINE 1)			24.40
(4) "IDEAL" MOBILITY RATE (MULTIPLY LINE 3 BY 2/15 [.13333] TO ALLOW FOR MOBILITY)			3.25
(5) 1988 HOUSEHOLDS (FROM RHAM SUMMARY TABLE, PART II, LINE 1)			14,112
(6) IDEAL VACANCY GOAL (LINE 5 / [100 - LINE 4]) (ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 4)			459

PART II 1983 MARKET VACANCIES	ANNEXED	CYPRESS	
(1) 1983 HOUSING STOCK			13,460
(2) 1983 MARKET VACANCY RATE	3.30	.82	
(3) 1983 MARKET VACANCIES (LINE 1 X LINE 2) ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 5	15	107	122

RHAM TABLE FOR: CYPRESS TOTAL
COUNTY: ORANGE

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APPENDIX TABLE II
FARMWORKER HOUSING NEEDS

	TOTAL	VERY LOW	LOW
(1) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS COUNTY TOTAL	11,666		
(2) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS JURISDICTION TOTAL	191		
(3) JURISDICTION PERCENTAGE OF COUNTY TOTAL (LINE 1 / LINE 2)	1.64		
(4) ESTIMATED FARMWORKER HOUSEHOLDS IN COUNTY (FROM EDD)	1,998		
(5) ESTIMATED FARMWORKER HOUSEHOLDS IN JURISDICTION (MULTIPLY LINE 3 BY LINE 4)	33		
(6) PERCENTAGE OF LOW AND VERY LOW INCOME FARMWORKER HOUSEHOLDS	90.00	55.00	35.00
(7) TOTAL FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (MULTIPLY LINE 5 BY LINE 6 AND ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 11)	30	18	12

APPENDIX TABLE III
IMPACTION AVOIDANCE FACTOR

	VERY LOW (%)	LOW (%)	MODERATE (%)	UPPER (%)	TOTAL (%)
(1) TOTAL FUTURE HOUSING NEEDS (FROM RHAM SUMMARY TABLE, LINE 8, TOTAL)					1,167
(2) REGIONAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	195 (16.7%)	274 (23.5%)	221 (18.9%)	477 (40.9%)	1,167 (100.0%)
(3) LOCAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	139 (11.9%)	159 (13.6%)	275 (23.6%)	594 (50.9%)	1,167 (100.0%)
(4) AVOIDANCE OF IMPACTION (100% EFFORT) (LINE 2 - LINE 3)	56	115	-54	-117	0
(5) MULTIPLY BY .25 (POLICY ADOPTED --) REASONABLE EFFORT TO AVOID IMPACTION	14	28.75	-13.50	-29.25	0
(6) REVISED LOCAL DISTRIBUTION TO AVOID IMPACTION (LINE 5 + LINE 3) (ENTER ON RHAM SUMMARY TABLE, LINE 8)	153 (13.11%)	187.75 (16.09%)	261.50 (22.41%)	564.75 (48.39%)	1,167 (100.0%)

RHAM TABLE FOR: CYPRESS ANNEXED AREA
COUNTY: ORANGE

RHAM SUMMARY TABLE

PART I CURRENT NEEDS AND GENERAL INFORMATION (01/01/83)

(1) TOTAL HOUSEHOLDS	499
(2) TOTAL HOUSING UNITS	517
(3) JNOCCUPIED UNITS (LINE 2 - LINE 1)	18

		-----TOTAL-----		-----OWNERS-----		-----RENTERS-----	
		VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
(4) HOUSEHOLDS IN NEED (LOWER INCOME HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING, FROM 1980 CENSUS)	55	33	22	9	6	24	16
(NOTE: CALCULATED USING THE SAME % OF HOUSEHOLDS IN NEED AS CYPRESS RHAM)							

PART II FUTURE NEEDS (01/01/83 TO 01/01/88)

	TOTAL	VERY LOW (0%-50%)	LOW (50%+-80%)	MODERATE (80%+-120%)	UPPER (OVER 120%)
(1) 1988 HOUSEHOLDS (PER SCAG-82)	529 - SAME GROWTH RATE AS CYPRESS 1.22				
(2) 1983 HOUSEHOLDS	499				
(3) 5-YEAR GROWTH IN HOUSEHOLDS (LINE 1 - LINE 2)	30				
(4) 1988 MARKET VACANCY GOAL (FROM APPENDIX TABLE I)	22				
(5) 1983 MARKET VACANCIES	15				
(6) VACANCY SURPLUS OR DEFICIT (LINE 4 - LINE 5)	7				
(7) 1983-88 EXPECTED UNITS LOST FROM STOCK	1				
(8) FUTURE HOUSING UNIT NEEDS, FOR ALL INCOME GROUPS, ADJUSTED TO AVOID IMPACTION, FROM APPENDIX TABLE III (LINES 3+6+7=8)	38 (100.00%)	5 (13.82%)	6 (15.79%)	9 (22.37%)	18 (48.03%)
(9) SPECIAL INCOME GROUP NEED FOR HIGH COST AREAS (NUMBER OF HOUSEHOLDS WITH ANNUAL INCOMES OVER \$32,839 (120% OF MEDIAN FOR JURISDICTION), BUT BELOW \$38,501 NEEDED TO PURCHASE MEDIAN-PRICED HOME AT \$112,300.					
		OWNER %	RENTER %	S.F. %	M.F. %
(10) TENURE AND BUILDING TYPE SPLITS OF 1988 HOUSING STOCK		67.73	32.27	78.03	21.97
(11) FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (FROM APPENDIX TABLE II)	.54				

NOTE: FOR ADDITIONAL INFORMATION, PLEASE SEE FOOTNOTES, DEFINITIONS, AND METHODOLOGY EXPLANATIONS.

REGIONAL HOUSING ALLOCATION MODEL

RHAM TABLE FOR: CYPRESS ANNEXED AREA
COUNTY: ORANGE

PAGE 2 OF 3

APPENDIX TABLE I
VACANCIES AND VACANCY RATES

PART I 1988 MARKET VACANCIES	OWNERS	RENTERS	TOTAL
(1) TOTAL 1980 HOUSEHOLDS (1980 CENSUS)	199	291	490
(2) UNITS MOVED-INTO PREVIOUS YEAR (1-79 TO 3-80)	30	122	152
(3) ANNUAL MOVE-IN RATE (LINE 2 / LINE 1)			31.02
(4) "IDEAL" MOBILITY RATE (MULTIPLY LINE 3 BY 2/15 [.13333] TO ALLOW FOR MOBILITY)			4.13
(5) 1988 HOUSEHOLDS (FROM RHAM SUMMARY TABLE, PART II, LINE 1)			529
(6) IDEAL VACANCY GOAL (LINE 5 / [100 - LINE 4]) (ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 4)			22
PART II 1983 MARKET VACANCIES			
(1) 1983 HOUSING STOCK			505
(2) 1983 MARKET VACANCY RATE			3.3 *
(3) 1983 MARKET VACANCIES (LINE 1 X LINE 2) ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 5			15

* PER DENNIS MACHESKI, 7-13-84: ASSUMED 1.5% FOR S.F. AND 4.5% FOR M.F., WEIGHTED OUT TO 3.30

RHAM TABLE FOR: CYPRESS ANNEXED AREA
COUNTY: ORANGE

PAGE 3 OF 3

APPENDIX TABLE II
FARMWORKER HOUSING NEEDS

	TOTAL	VERY LOW	LOW
(1) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS COUNTY TOTAL	11,666		
(2) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS JURISDICTION TOTAL	4		
(3) JURISDICTION PERCENTAGE OF COUNTY TOTAL (LINE 1 / LINE 2)	.03		
(4) ESTIMATED FARMWORKER HOUSEHOLDS IN COUNTY (FROM EDD)	1,998		
(5) ESTIMATED FARMWORKER HOUSEHOLDS IN JURISDICTION (MULTIPLY LINE 3 BY LINE 4)	.6		
(6) PERCENTAGE OF LOW AND VERY LOW INCOME FARMWORKER HOUSEHOLDS	90.00	55.00	35.00
(7) TOTAL FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (MULTIPLY LINE 5 BY LINE 6 AND ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 11)	.54	.33	.21

APPENDIX TABLE III
IMPACTION AVOIDANCE FACTOR

	VERY LOW (%)	LOW (%)	MODERATE (%)	UPPER (%)	TOTAL (%)
(1) TOTAL FUTURE HOUSING NEEDS (FROM RHAM SUMMARY TABLE, LINE 8, TOTAL)					38
(2) REGIONAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	6 (16.7%)	9 (23.5%)	7 (18.9%)	16 (40.9%)	38 (100.0%)
(3) LOCAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	5 (11.9%)	5 (13.6%)	9 (23.6%)	19 (50.9%)	38 (100.0%)
(4) AVOIDANCE OF IMPACTION (100% EFFORT) (LINE 2 - LINE 3)	1	4	-2	-3	0
(5) MULTIPLY BY .25 (POLICY ADOPTED --) REASONABLE EFFORT TO AVOID IMPACTION	.25	1	-.50	-.75	0
(6) REVISED LOCAL DISTRIBUTION TO AVOID IMPACTION (LINE 5 + LINE 3) (ENTER ON RHAM SUMMARY TABLE, LINE 8)	5.25 (13.82%)	6.0 (15.79%)	8.50 (22.37%)	18.25 (48.03%)	38 (100.0%)

RHAM TABLE FOR: CYPRESS
COUNTY: ORANGE

DATA CURRENT AS OF: 03/21/83
REPORT WRITTEN: 04/05/83

RHAM SUMMARY TABLE

PART I CURRENT NEEDS AND GENERAL INFORMATION (01/01/83)

(1) TOTAL HOUSEHOLDS	12,804						
(2) TOTAL HOUSING UNITS	13,061						
(3) UNOCCUPIED UNITS (LINE 2 - LINE 1)	257						
		-----TOTAL-----		-----OWNERS-----		-----RENTERS-----	
		VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
(4) HOUSEHOLDS IN NEED (LOWER INCOME HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING, FROM 1980 CENSUS)	1,421	850	571	228	154	622	417

PART II FUTURE NEEDS (01/01/83 TO 01/01/88)

		TOTAL	VERY LOW (0%-50%)	LOW (50%+-80%)	MODERATE (80%+-120%)	UPPER (OVER 120%)
(1) 1988 HOUSEHOLDS (PER SCAG-82)		13,583				
(2) 1983 HOUSEHOLDS		12,804				
(3) 5-YEAR GROWTH IN HOUSEHOLDS (LINE 1 - LINE 2)		779				
(4) 1988 MARKET VACANCY GOAL (FROM APPENDIX TABLE I)		477				
(5) 1983 MARKET VACANCIES		107				
(6) VACANCY SURPLUS OR DEFICIT (LINE 4 - LINE 5)		371				
(7) 1983-88 EXPECTED UNITS LOST FROM STOCK		20				
(8) FUTURE HOUSING UNIT NEEDS, FOR ALL INCOME GROUPS, ADJUSTED TO AVOID IMPACTION, FROM APPENDIX TABLE III (LINES 3+6+7=8)	1,170 (100.00%)	154 (13.12%)	188 (16.07%)	262 (22.43%)	566 (48.37%)	
(9) SPECIAL INCOME GROUP NEED FOR HIGH COST AREAS (NUMBER OF HOUSEHOLDS WITH ANNUAL INCOMES OVER \$32,839 (120% OF MEDIAN FOR JURISDICTION), BUT BELOW \$38,501 NEEDED TO PURCHASE MEDIAN-PRICED HOME AT \$112,300.	3,235					
			OWNER %	RENTER %	S.F. %	M.F. %
(10) TENURE AND BUILDING TYPE SPLITS OF 1988 HOUSING STOCK		67.73	32.27	78.03	21.97	
(11) FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (FROM APPENDIX TABLE II)	29					

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
REGIONAL HOUSING ALLOCATION MODEL

PAGE 2 OF 3

RHAM TABLE FOR: CYPRESS
COUNTY: ORANGE

DATA CURRENT AS OF: 03/21/83
REPORT WRITTEN: 04/05/83

APPENDIX TABLE I
VACANCIES AND VACANCY RATES

PART I: 1988 MARKET VACANCIES	OWNERS	RENTERS	TOTAL
(1) TOTAL 1980 HOUSEHOLDS (1980 CENSUS)	9,352 (73.8%)	3,316 (26.2%)	12,668 (100.0%)
(2) UNITS MOVED-INTO PREVIOUS YEAR (1-79 TO 3-80)	1,227	1,832	3,059
(3) ANNUAL MOVE-IN RATE (LINE 2 / LINE 1)	13.12	55.25	24.15
(4) "IDEAL" MOBILITY RATE (MULTIPLY LINE 3 BY 2/15 (.13333) TO ALLOW FOR MOBILITY)	1.75	7.37	3.22
(5) 1988 HOUSEHOLDS (FROM RHAM SUMMARY TABLE, PART II, LINE 1)	9,316	4,267	13,583
(6) IDEAL VACANCY GOAL (LINE 5 / (100 - LINE 4)) (ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 4)	163	314	477
PART II: 1983 MARKET VACANCIES			
(1) 1983 HOUSING STOCK	9,238	3,717	12,955
(2) 1983 MARKET VACANCY RATE	0.53	1.55	0.82
(3) 1983 MARKET VACANCIES (LINE 1 X LINE 2) ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 5	49	58	107

NOTE: FOR THE YEAR 1988, THE TOTAL HOUSING UNITS COMPUTED FROM THE RHAM MAY DIFFER FROM THOSE COMPUTED FROM THE SCAG-82 GROWTH FORECAST, DUE TO THE INCLUSION IN THE SCAG-82 TOTALS OF UNITS THAT ARE VACANT, BUT NOT FOR SALE OR RENT. ACCORDING TO THE CENSUS OF POPULATION AND HOUSING, 106 UNITS WERE LISTED AS VACANT, NOT AVAILABLE FOR SALE OR RENT IN 1980. THIS MODEL ASSUMES THAT VACANT AND UNAVAILABLE UNITS WILL REMAIN AS PART OF THE HOUSING STOCK, BUT NEED NOT BE PART OF FUTURE HOUSING NEEDS.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
REGIONAL HOUSING ALLOCATION MODEL

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RHAM TABLE FOR: CYPRESS
COUNTY: ORANGE

DATA CURRENT AS OF: 03/21/83
REPORT WRITTEN: 04/05/83

APPENDIX TABLE II
FARMWORKER HOUSING NEEDS

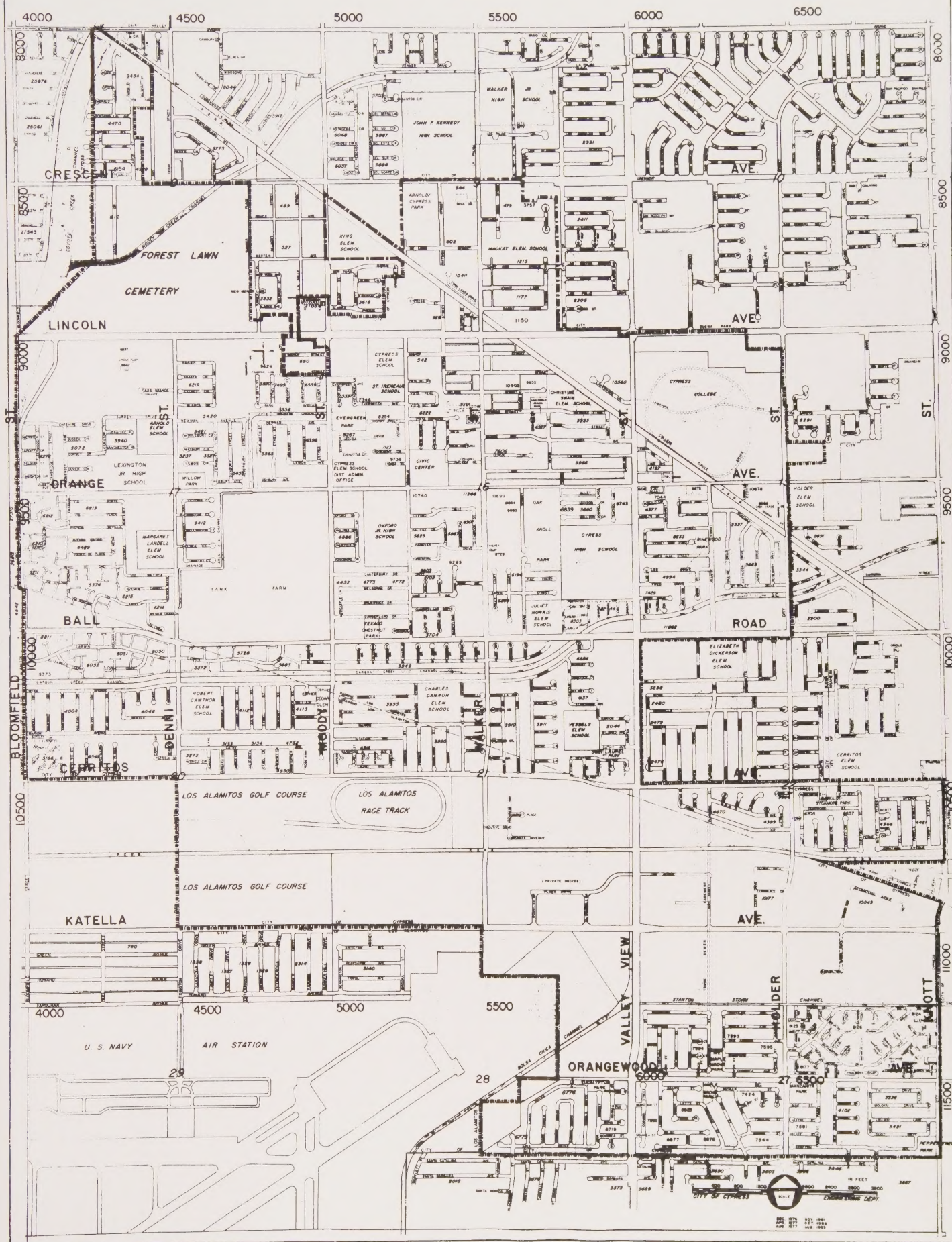
	TOTAL	VERY LOW	LOW
(1) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS COUNTY TOTAL	11,666		
(2) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS JURISDICTION TOTAL	187		
(3) JURISDICTION PERCENTAGE OF COUNTY TOTAL (LINE 1 / LINE 2)	1.60		
(4) ESTIMATED FARMWORKER HOUSEHOLDS IN COUNTY (FROM EDD)	1998		
(5) ESTIMATED FARMWORKER HOUSEHOLDS IN JURISDICTION (MULTIPLY LINE 3 BY LINE 4)	32		
(6) PERCENTAGE OF LOW AND VERY LOW INCOME FARMWORKER HOUSEHOLDS	90.00	55.00	35.00
(7) TOTAL FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (MULTIPLY LINE 5 BY LINE 6 AND ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 11)	29	18	11

APPENDIX TABLE III
IMPACTION AVOIDANCE FACTOR

	VERY LOW (%)	LOW (%)	MODERATE (%)	UPPER (%)	TOTAL (%)
(1) TOTAL FUTURE HOUSING NEEDS (FROM RHAM SUMMARY TABLE, LINE 8, TOTAL)					1,170
(2) REGIONAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	195 (16.7%)	275 (23.5%)	221 (18.9%)	478 (40.9%)	1,170 (100.0%)
(3) LOCAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	140 (11.9%)	159 (13.6%)	276 (23.6%)	595 (50.9%)	1,170 (100.0%)
(4) AVOIDANCE OF IMPACTION (100% EFFORT) (LINE 2 - LINE 3)	55	116	-55	-117	-0
(5) MULTIPLY BY .25 (POLICY ADOPTED -- REASONABLE EFFORT TO AVOID IMPACTION)	14	29	-14	-29	-0
(6) REVISED LOCAL DISTRIBUTION TO AVOID IMPACTION (LINE 5 + LINE 3) (ENTER ON RHAM SUMMARY TABLE, LINE 8)	154 (13.1%)	188 (16.1%)	262 (22.4%)	566 (48.4%)	1,170 (100.0%)

CITY OF CYPRESS

COUNTY OF ORANGE, CALIFORNIA



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